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Dear Sir/Madam

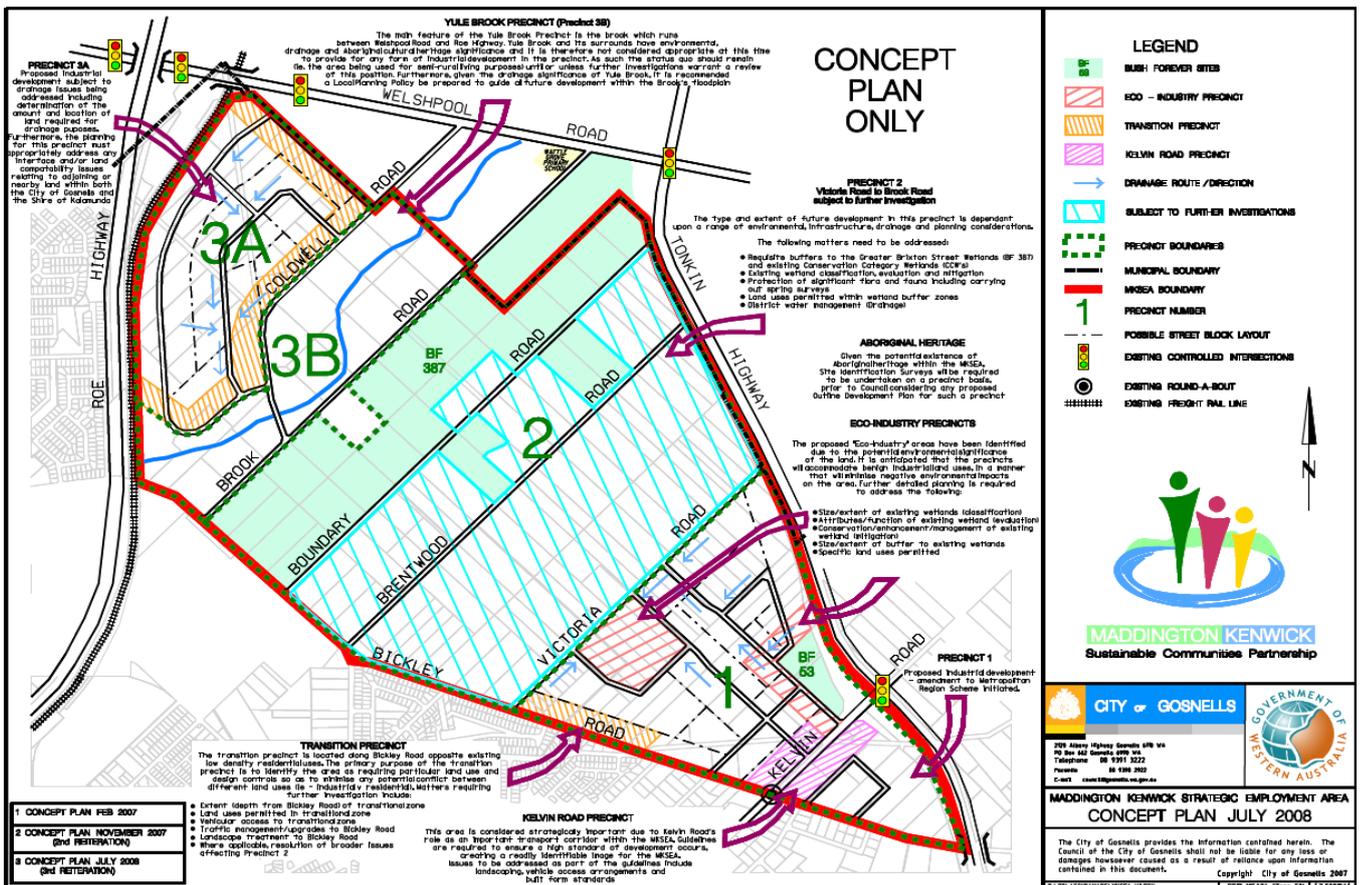
Maddington Kenwick Strategic Employment Area (MKSEA) – June 2009 Update

You may be aware that the City of Gosnells is progressing plans for the Maddington Kenwick Strategic Employment Area (MKSEA). The MKSEA is generally bound by Roe Highway, Welshpool Road, Tonkin Highway and Bickley Road.

The purpose of this letter is to provide an update on the MKSEA project and outline how additional information can be obtained.

Planning for the MKSEA has been underway for several years and to date has involved various studies being completed and consultation undertaken with stakeholders. The adoption by Council of a Concept Plan in July 2008 marked a significant milestone for the MKSEA project.

The Concept Plan sets out opportunities for development in certain parts of the MKSEA and in other parts the matters that need additional investigation to inform consideration of land use options.



What has been happening?

Various work associated with the MKSEA has continued since Council adopted the Concept Plan, as explained below.

Consultation Groups

In January 2008, the City called for expressions of interest from owners of land in the MKSEA to form consultation groups for each of the four MKSEA precincts (1, 2, 3A and 3B). Between February and November 2008, City staff met with each of the four groups on six occasions, in what was considered a valuable communication forum for both landowners and the City.

The meetings enabled the City to provide regular updates on the project to landowners and also allow landowners to ask questions. Consultation group members were then able to share up to date information with other owners in the MKSEA.

The City has not held consultation group meetings so far in 2009 because it was felt that little value would be served meeting until certain project tasks had been substantially progressed.

Consideration is currently being given to the most effective approach to consultation, including the future of the consultation groups.

Water Monitoring

In February 2009, Council resolved to engage consultant Endemic Pty Ltd to undertake a two year water monitoring program within the MKSEA. This water monitoring program is required to gather information on the nature of ground and surface water in the MKSEA to inform the preparation of a District Water Management Strategy. The Strategy is an important part of ensuring development can be undertaken in a way that is sensitive to environment and the water resources that lie within or move through the MKSEA or are located downstream. The Strategy is also important to ensure appropriate arrangements are made to avoid flooding and use water wisely. Installation of water monitoring equipment is underway, some monitoring has commenced and the program will continue until mid 2011.

Aboriginal Heritage Survey

During the consultation period on the MKSEA Concept Plan, the Department of Indigenous Affairs (DIA) lodged a submission recommending that an Aboriginal heritage survey of the area be conducted prior to any decisions to develop the MKSEA, in order to identify all possible Aboriginal heritage sites.

As a result, the City engaged consultants Australian Cultural Heritage Management (ACHM) to undertake a preliminary Aboriginal Heritage Survey of the MKSEA to further examine the possible implications of any identified Aboriginal heritage sites and the cultural significance of Yule Brook. ACHM submitted a draft report, which was reviewed by the City and the DIA, with feedback and comments subsequently being provided back to the consultant. The final report was submitted to the City in early June.

Flora and Wetland Survey

The City engaged a consultant botanist (Arthur Weston) to undertake a survey to define the extent of the existing wetlands and the significance and condition of vegetation within the MKSEA. This botanical survey will inform the future planning of the MKSEA. Some preliminary reporting on the survey's findings is complete. A consolidated draft report is nearing finalisation.

Interim District Water Management Strategy – Precinct 1

The City engaged engineering consultant (GHD) to prepare an interim District Water Management Strategy for Precinct 1 of the MKSEA. The purpose of this interim strategy is to provide additional support to a proposed amendment to the Metropolitan Region Scheme to rezone Precinct 1 from Rural to Industrial. GHD has recently submitted a draft report, which has been reviewed by the City and the Department of Water, with feedback and comments provided back to the consultant. It is expected that the final version of the Strategy will be submitted in July.

Discussions with the Shire of Kalamunda

Liaison with Shire of Kalamunda staff has continued throughout 2008 and 2009 on the MKSEA project. The Shire has undertaken its own consultation exercise with landowners in the Special Rural area, south of Welshpool Road in Wattle Grove on attitudes towards redevelopment. The Shire Council considered the submissions received and made resolutions to support further discussions with various stakeholders, including the City of Gosnells. Details of the Council's resolutions can be obtained from its website – www.kalamunda.wa.gov.au (see minutes of meeting of 10 November 2008).

The City recognises the need to ensure planning for MKSEA has regard to this area and will continue to work with the Shire to ensure affected residents are kept informed of progress with the project.

Model Development Guidelines – Sustainable Industrial Development

The City, with funds made available through a Federal grant obtained by the Perth Region NRM Office (formerly the Swan Catchment Council), engaged Cardno BSD to produce Model Guidelines for New Industrial Developments. The Guidelines have been produced and aim to promote more sustainable forms of industrial development through a range of approaches, initiatives and programs. The City is continuing to work with Perth Region NRM to incorporate the guidelines into a planning policy context and determine how they can be successfully applied to the MKSEA.

Next Steps?

While a lot of work has been undertaken as part of the planning for the MKSEA, the project is a major undertaking with many tasks ahead and decisions to be made. Some of the more immediate project components to be addressed are explained below:

Initiation of Amendment to the Metropolitan Region Scheme – Precinct 1

It is expected that once the interim District Water Management Strategy for Precinct 1 is complete, the Western Australian Planning Commission will consider initiating an amendment to the Metropolitan Region Scheme (MRS) to rezone Precinct 1 of the MKSEA from Rural to Industrial. The amendment process is likely to take between 18-24 months from the time of initiation and will involve opportunities for landowner input.

The progression of the MRS amendment to final approval will lead to other planning tasks being required, including an amendment to the City's Town Planning Scheme No. 6, the preparation of an Outline Development Plan and establishment of a framework for the provision of development infrastructure.

Survey of Yule Brook

Landowners within Precinct 3B have commented that they believe that the Yule Brook floodplain (as mapped by the Water Corporation in association with the Yule Brook Main Drainage Scheme) is inaccurate. As a result, the City has discussed with the Water Corporation the possibility of surveying the brook (between the Kalamunda boundary and the Roe Highway) so as to address the landowners' concerns. In discussing the matter, it was noted that the Department of Water is currently refining their LiDAR (Light Detection and Ranging) data which, when finalised, will be able to provide accurate contour information for the MKSEA. As such, it is considered appropriate to await the release of the LiDAR data rather than engage consultants to undertake a survey of the Yule Brook area. Drafting of a Local Planning Policy to guide land use in Precinct 3B has commenced and is dependant on the LiDAR data to be further developed. Landowners within Precinct 3B will be provided with more information as it becomes available to the City.

MKSEA is a dynamic project. Upon finalisation of the steps and tasks mentioned above, further objectives can be developed in order to move this project forward. In the meantime the City will endeavour to stay in touch with landowners to provide updates on the progress of MKSEA.

How do I find out more about the MKSEA?

A wealth of information is available on the MKSEA project on the City's website at www.gosnells.wa.gov.au. Click on Services, followed by Planning and then Major Projects.

The MKSEA page contains technical reports detailing the studies completed and the adopted Concept Plan. You can also download all staff reports to Council as well as Council's decisions relating to the MKSEA.

Additional information can also be obtained by phoning the City Growth branch on 9391 3373.

Yours faithfully



Simon O'Sullivan
Manager City Growth